

GOVERNMENT OF ANDHRA PRADESH

**ABSTRACT**

Visakhapatnam Urban Development Authority, Visakhapatnam – Change of Land Use in S.Nos.411, 412 and 419/1, 3 of Madhurawada (V), Chinnagadila Mandal, Visakhapatnam to an extent of Ac.14.80 Cents from Agricultural use and Hill Slopes to Residential land use and partly Commercial land use – Draft variation – Confirmed - Orders – Issued.

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT (H2) DEPARTMENT

**G.O.Ms.No. 425**

**Dated the 7<sup>th</sup> July, 2009.**

Read the following:-

1. G.O.Ms.No.345 M.A. & U.D. (H<sub>2</sub>) Department, dated 30.06.2006.
2. From the Vice-Chairman, Visakhapatnam Urban Development Authority, Letter Rc.No.423/2007/L4, dated 20.9.2008.
3. Government Memo. No.16074/H2/2008-1, Municipal Administration and Urban Development Department, dated 20.11.2008.
4. From the Commissioner of Printing, A.P., Extraordinary Gazette No. 666, Part-I, dated 24.11.2008.
5. From the Vice-Chairman, Visakhapatnam Urban Development Authority, Letter Rc.No.423/2007/PLG/L5, dated 5.1.2009.

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**ORDER:-**

The draft variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 issued in Government Memo 3<sup>rd</sup> read above was published in the Extraordinary issue of Andhra Pradesh Gazette No.666, Part-I, dt.24.12.2008. The Vice-Chairman, Visakhapatnam Urban Development Authority in his letter dated 5.1.2009 has stated that the applicant has paid processing fees and land use conversion charges to Visakhapatnam Urban Development Authority for the proposed change of land use. No objections and suggestions have been received from the public within the stipulated period. Hence, the draft variation is confirmed.

2. The appended notification will be published in the next issue of the Andhra Pradesh Gazette.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

**Dr.C.V.S.K.SARMA,  
PRINCIPAL SECRETARY TO GOVERNMENT.**

To  
The Commissioner of Printing, Hyderabad.  
The Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

**Copy to:**

The applicant through the Vice Chairman, Visakhapatnam Development Authority, Visakhapatnam.  
The Special Officer and Competent Authority, Urban Land Ceiling, Visakhapatnam.  
The District Collector, Visakhapatnam District, Visakhapatnam.  
The PS to M(MA&UD).  
SF/SC.

//FORWARDED::BY ORDER//

SECTION OFFICER

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**APPENDIX**  
**NOTIFICATION**

In exercise of the powers conferred by sub-section (2) of Section 12 of Andhra Pradesh Urban (Development) Areas Act, 1975 (Act-I of 1975) read with Rule 13-A of Urban Development Authority (Visakhapatnam) Rules, 1977, the Government hereby makes the following variation to the land use envisaged in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021, the same having been previously published in the Extraordinary issue of Andhra Pradesh Gazette No.666, Part-I, dt.24-11-2008 as required by sub-section (3) of the said section.

**VARIATION**

The site falling in S.Nos.411, 412 and 419/1, 3 of Madhurawada (V), Chinnagadila Mandal, Visakhapatnam to an extent of Ac.14.80 Cents, the boundaries of which are given in the schedule below, which was presently earmarked for Agricultural use and Hill Slopes in the Revised Master Plan for Visakhapatnam Metropolitan Region-2021 sanctioned in G.O.Ms.No.345, M.A. & U.D. (H2) Department, dt.30-6-2006, is designated for Residential land use and partly Commercial land use, which was shown in the Master Plan Map No.23/2007 and which is available in the Office of the Visakhapatnam Urban Development Authority, Visakhapatnam, **subject to the following conditions:-**

- 1) The title and Urban Land Ceiling/Agricultural Land Ceiling aspect shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities/Municipal Corporations/ Municipalities before issue of building permission/development permission and it must be ensured that the best financial interests of the Government are preserved.
- 2) The above change of land use is subject to the conditions that may be applicable under the Urban Land Ceiling Act, 1976 and A.P.Agriculture Ceiling Act.
- 3) The owners/applicants are solely responsible for any misrepresentation with regard to ownership/title, Urban Land Ceiling Clearances etc. The owners/applicants shall be responsible for any damage claimed by any one on account of change of land use proposed.
- 4) The applicant has to leave the road widening area of 35 square yards on free of cost for the purpose of future road widening.
- 5) The change of land use shall not be used as the proof of any title of the land.
- 6) The change of land use shall be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
- 7) After approval of the change of land use the applicants have to apply to GHMC/VUDA for necessary development permission duly paying the charges/fees to the GHMC/VUDA.
- 8) Any other conditions as may be imposed by the Vice Chairman, Visakhapatnam Urban Development Authority, Visakhapatnam.

**SCHEDULE OF BOUNDARIES**

<b>North</b>	:	S.No.336/p of Madhurawada Village.
<b>South</b>	:	S.No.419/1p of Madhurawada Village.
<b>East</b>	:	S.No.336/p of Madhurawada Village.
<b>West</b>	:	S.No.127/p of Madhurawada Village.

**Dr.C.V.S.K.SARMA,**  
**PRINCIPAL SECRETARY TO GOVERNMENT.**

SECTION OFFICER